# Green Zones Program



### **LA County Department of Regional Planning**

**Green Zones Program** 

February 17, 2021



# **Meeting Rules**

- Please mute yourself while listening to the presentation to minimize background noise.
- We will have a discussion in the second half of the meeting.
- If you have questions during the presentation you can type them in the chat or send a text message or email to: <a href="mailto:greenzones@planning.lacounty.gov">greenzones@planning.lacounty.gov</a>



## **Virtual Meeting Tips**

#### Have a Question?

 <u>Chat</u> – At the bottom of your screen select the <u>Chat</u> icon and type in your question or comment to the right



- Raise Hand If unable to type in a question, virtually raise your hand
  - Select Participants icon: a window will pop out, and you will have the option to Raise Hand





# **Meeting Agenda**

### **Green Zones Program**

- Background
- Program Components
- Environmental Justice Screening Method
- Groundtruthing
- Green Zones Ordinance & Impacts to Businesses & Properties



### **Green Zones Program Background & Goal**

- Initiated by the Board of Supervisors in 2015 as part of the Equitable
   Development Work Program to address environmental justice issues in
   unincorporated communities.
- Intention to develop land-use strategies to improve the public health and quality of life of residents in communities that have been historically and disproportionately impacted by multiple polluting sources.



### **Green Zones Program Components**



**Environmental Justice Screening Method** 



Funding Program Research for Businesses



Zoning Code and General Plan Amendments



**Agency Coordination** 



Stakeholder Engagement



#### **General Plan Amendment Revisions**

 County General Plan Amendment to ensure consistency with proposed with Title 22 changes and promote environmental justice policies.

 Propose zone change to 28 parcels in Florence-Firestone, West Rancho Dominguez, West Carson, and Willowbrook and proposed land-use designation change for 15 of those parcels for consistency.



## **State Law Compliance**

- Planning for Healthy Communities Act
   (Senate Bill 1000) General Plans required to address EJ
- California Global Warming Solutions Act of 2006 (Assembly Bill 32 and Senate Bills 535) – to reduce GHGs
- Short-Lived Climate Pollutants: Organic Waste Methane Emissions Reductions of 2016 (Senate Bill 1383). to divert emissions



### **Green Zones Program Overview**

#### **Five Major Elements:**

- **Element 1:** Green Zone Districts
- Element 2: New Sensitive Uses
- Element 3: Recycling and Waste Management Revisions
- Element 4: Storage Enclosures for Recycling and Solid Waste Revisions
- Element 5: Addition of New Uses and Re-Defining/Categorizing Uses in Title 22



#### **How were Green Zones Districts Identified?**

EJSM Scores

Existing Land Use Patterns

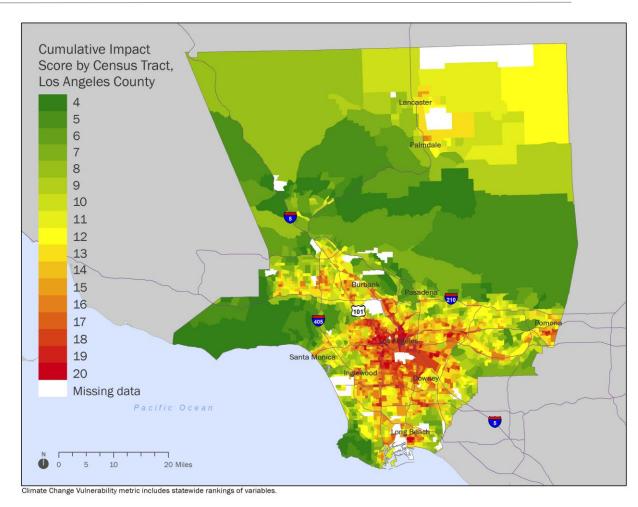
Historical Context

Observations in pilot communities



# **Environmental Justice Screening Method** (EJSM)

- Developed in partnership with USC and Occidental College.
- A GIS mapping tool that analyzes various data layers and indicators (sensitive uses, socioeconomic data, and sources of pollution).
- One of the tools used to identify the 11
   Green Zone Districts in the unincorporated areas.





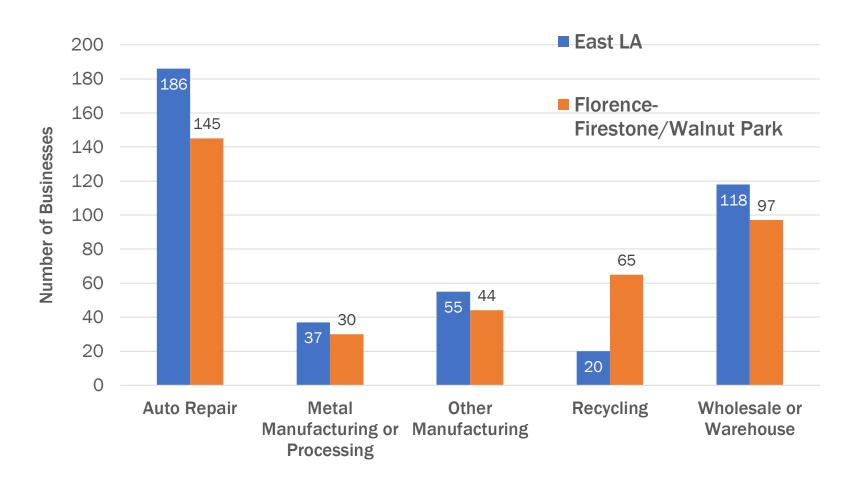


# Groundtruthing (2018)

- Consists of walking the community, making observations, and reporting back gathered information based on experience.
- DRP partnered with two CBOs to conduct groundtruthing in pilot communities:
   East LA and Florence-Firestone (and a portion of Walnut Park). 115 participant in 7 events and surveyed ~ 8,000 addresses.
- Results from these activities were reported back to the larger communities at gatherings with Supervisor Solis and Supervisor Ridley-Thomas of the 1<sup>st</sup> and 2<sup>nd</sup> Districts.



# **Five Business Types**



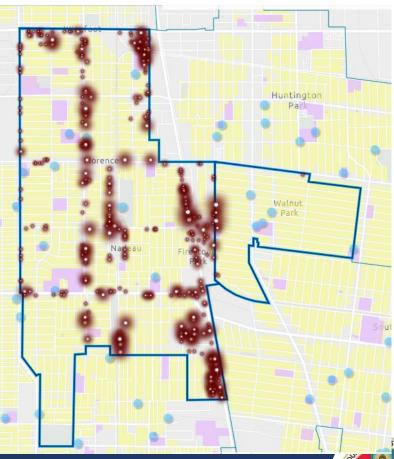


# **Sensitive Uses**

#### **East Los Angeles**

#### Florence-Firestone/ Walnut Park





# **Groundtruthing Findings**

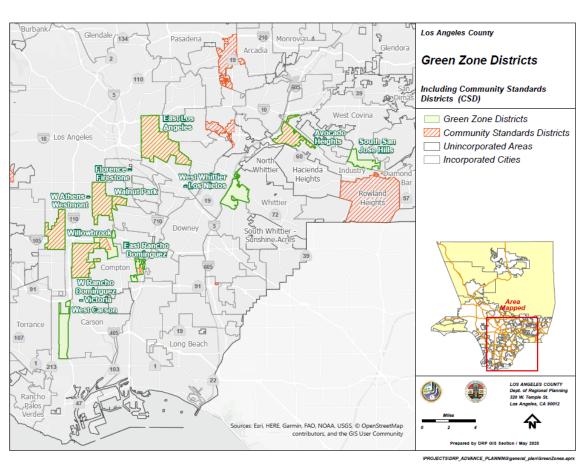
- High concentration of auto-related businesses
- Industrial uses are dispersed throughout both communities
- Close proximity to sensitive uses



### **Zoning Code (Title 22) Changes**

#### **Identification of Green Zone Districts (Chapter 22.84)**

- Avocado Heights
- East Los Angeles
- East Rancho Dominguez
- Florence-Firestone,
- South San Jose Hills,
- Walnut Park
- West Athens-Westmont
- West Carson
- West Rancho
   Dominguez-Victoria
- West Whittier-Los Nietos
- Willowbrook





# **Zoning Code Changes**

New Permitting Requirements and Development Standards in Green Zone Districts (22.84)

- Applies to existing and new industrial uses located within 500 feet of a sensitive use on an unincorporated parcel, or a residential use on incorporated parcel to minimize adverse effects related to
  - o odor,
  - o noise,
  - o aesthetic,
  - soil contamination,
  - vehicle circulation, and
  - air quality on nearby sensitive uses.



### **Businesses Impacted by New CUP Requirements**

#### Additional standards & permitting within 500 feet of a sensitive use.

- Assembly, manufacture, packaging, and storage of raw, finished, or prepared materials
- Food processing
- Manufacturing of specific materials
- Bus, truck, tractor and boat storage
- Fuel yards,
- Warehouses
- Car washes
- New gas stations
- Auto repair and paint shops

All other industrial, recycling & solid waste, and vehicle-related (except sales and rentals) uses with 500 ft. of a sensitive use permitted with a Ministerial Site Plan Review must also comply with development standards.

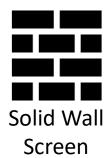


### **Green Zone District Standards**

- New standards address:
  - Signage
  - Landscaping and tree planting
  - Solid wall screening
  - Building enclosures
  - Paving
  - Circulation
  - Height restrictions
  - Storage of materials
- Existing, nonconforming uses must comply within 3, 5 or 7 years of ordinance adoption.\*











#### **Schedule for Compliance in Green Zone Districts**

TABLE 22.84.040-A: Schedule for Compliance for Existing, Legally-Established Uses Up to 500 Feet From a Sensitive Use **Permit Required** 3 Years 5 Years 7 Years Site Plan Review for uses Installation of Installation of any one or Installation of walls or surfacing, building enclosure up to 100 feet from a all of the following along with any other Sensitive Use combined: signage, improvements combined landscaping except building enclosure Site Plan Review for uses N/A Installation of all requirements, Installation of between 101 – 500 feet except building enclosure building enclosure from a Sensitive Use Installation of all CUP or MCUP for uses up N/A CUP attainment and installation to 100 feet from a of any one or all of the following: other Sensitive Use signage, walls, surfacing, requirements for **CUPs** landscaping CUP or MCUP for uses N/A N/A Installation of all

\* Businesses with an existing Conditional Use Permit (CUP) will have to comply at the time of CUP expiration.

between 101 - 500 feet

from a Sensitive Use

requirements for

**CUPs** 

## **Businesses Impacted: Prohibited Uses**

#### Prohibited within 500 feet of a Sensitive Use

- Manufacture of acid, cement, fertilizer, gas, glue, gypsum, lime, plaster of paris, or polymer plastics and foam
- Drop hammers
- Forging works
- Explosives
- Metal plating\*
- Smelting of tin, copper, zinc or iron ores
- Tannery or the curing or storage of raw hides



<sup>\*</sup>Prohibited within 1,000 feet of a sensitive use.

# **Development Standards**





# **Development Standards**



# **Development Standards**





#### Other GZ Program Components: Requirements for New Sensitive Uses

Countywide standards for *new sensitive uses* that locate adjacent to or adjoining an existing industrial, recycling or solid waste, or vehicle-related use.

- Sensitive uses include:
  - dwelling units (except for accessory dwelling units),
  - preschools, schools and school yards,
  - o parks,
  - o playgrounds,
  - daycare centers,
  - o nursing homes,
  - hospitals, and
  - daycares or preschools as accessory to a place of worship in the Zones where they are permitted.







 Requires development standards related to landscaping, buffers, walls, air filtration, windows and balconies.



# Other GZ Program Components: Recycling and Waste Management Revisions

 New permitting requirements for recycling and waste management, including automobile dismantling yards, pallet yards, organic/solid waste facilities, and supermarket accessory recycling collection centers.



 Current regulations lump uses into one category: junk & salvage, which makes it difficult to regulate with appropriate permitting conditions.



 More stringent entitlement process and standards for new development subject to a CUP for future facilities. Will include minimum distance to sensitive uses.

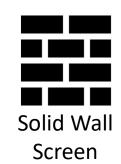


 Identifies new organic waste and recycling uses to be in line with new state laws for waste diversion and provide an avenue for permitting with conditions.



# Other GZ Program Components: Storage Enclosures for Recycling and Solid Waste

 Adds more requirements to current development requirements for solid waste and recycling storage enclosures.



 Applies to new commercial and industrial development or multifamily residential development of four or more units, and to expansion of existing development by 50% of more of the existing floor area. The revisions would not apply to residential development less than 4 units.







## **Timeline Recap**

- Board Directive Dec, 2015
- Research and discussion with State, regional, and local agencies and stakeholders, development of EJSM – 2016-2017
- Groundtruthing with CBOs in pilot communities 2018
- Began writing Ordinance 2019
- Public review draft Ordinance May 2020
- 2 EIR scoping meetings July 2020
- 7 online public outreach meetings Summer 2020
- Revised public draft Ordinance and draft EIR Dec 2020



# **Opportunities to Provide Comments**

- Share your comments during the meeting this evening.
- Comment on Draft Ordinance before the public hearing (scheduled for April 21, 2021).
- Attend and provide comment at the online Regional Planning Commission (RPC) Hearing (scheduled for April 21, 2021)
- Attend the online Los Angeles County Board of Supervisors Hearing (scheduled for June 2021)





# **Green Zones Program Contact**

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Project Email: <u>GreenZones@planning.lacounty.gov</u>

Phone Number: 213-974-6316

Social Media:

Twitter, Facebook, Instagram: @LACDRP





### Technical Assistance (TA) Providers

- Acelera Advisory Group
- Pacific Asian Consortium on Employment (PACE)
- Vermont Slauson Local Development Center (VSLDC)

**BizHelptest.LACDA.org** 



#### What TA Providers Do

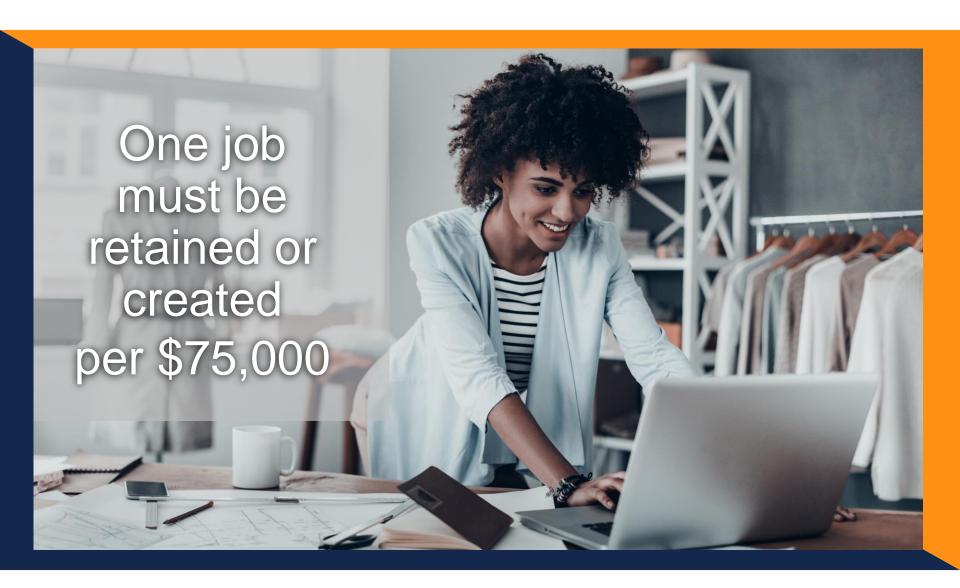
- General TA via Webinars (provided in multiple languages)
  - Operating Post-COVID-19
  - Marketing and Social Media
  - Accounting and Business Finance
  - How to Apply for an LACDA Loan
- One-on-one counseling sessions prior to loan application submittal



### Program Guidelines

- Eligible Businesses
  - Must be located in LA County (includes City of Los Angeles)
  - · Must have been in operation for a minimum of two years
  - · Credit worthiness and repayment ability required
- Loan Amounts: \$50K to \$3M
- Use of Funds
  - Working capital
  - Equipment purchases
  - Real estate acquisition
  - · Refinancing of existing loans at higher interest rates
- Collateral Requirements





### Questions?

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